



**SHREWSBURY PLANNING BOARD
SHREWSBURY, MASSACHUSETTS**

MINUTES

Regular Meeting: April 7, 2005 - 7:00 P.M.

Location: Conference Room B - Municipal Office Building

Present: Melvin P. Gordon, Chairman
Stephan M. Rodolakis, Vice-Chairman
Jill R. Myers Clerk
Kathleen M. Keohane
Donald F. Naber

Also Present: Eric Denoncourt, Engineer/Planner

Mr. Gordon opened the meeting at 7:00 P.M.

1. Approved Minutes from past meetings as follows:

The Planning Board approved the following Minutes as submitted:

January 6, 2005 Regular Meeting

January 6, 2005 Executive Session

February 3, 2005 Regular Meeting

March 3, 2005 Regular Meeting (*Ms. Myers abstained from the vote as she didn't attend this meeting*)

2. Signed bills.

The Board voted to approve the payment of the bill, for the running of the legal notice, in the Worcester Telegram and Gazette, advertising the hearing regarding proposed zone changes, being held at this meeting. This bill will be processed for payment.

3. Meetings and Hearings

7:00 P.M. Board Member Comments

- 1) Mr. Naber disclosed, regarding the hearing for Kamco Supply, that he lives in the neighborhood of this project, but is not a direct abutter.
- 2) Mr. Rodolakis said he would be abstaining from the Hawthorne Green Preliminary Subdivision hearing, as he abuts this proposed subdivision.
- 3) Ms. Myers said the Planning Board went on their subdivision tour on Saturday, April 2nd, and commented that it seemed to go well for everyone. She also wanted to thank Mr. Denoncourt for setting it up.

7:05 P.M. Farmview Estates, Definitive Subdivision
Public Hearing, Continued from March 3, 2005
Location: South Street to Green Street, south of Route 20
Decision Deadline: Tuesday, May 10, 2005

Attending the hearing were Andrew Liston – the engineer from Thompson & Liston Associates, Inc., Kevin and Brendon Giblin – the builders/developers from Brendon Properties, and Attorney Marshall Gould – representing Brendon Properties.

Mr. Liston said they are proposing 39 house lots on a 34 acre site. He said they are asking for two waivers:

- 1) to allow a road grade up to ten percent exceeding the maximum of eight percent;
- 2) to allow a twenty-six foot wide paved roadway.

Mr. Liston said they have addressed all of Mr. Denoncourt's comments, and they will be incorporated in the revised set of plans after this hearing.

Mr. Liston commented on the following:

- 1) they are proposing a pump station;
- 2) they will connect to public water and sewer;
- 3) stated they are working with the Conservation Commission.

Mr. Gordon asked if there will be a waiver for sloped granite. Mr. Liston said he needs to check this with one of his engineers, Mr. Bernardino, and if this will be the request, then they will submit a waiver request form.

Mr. Naber expressed drainage concerns.

Ms. Keohane mentioned that she had asked for some examples for 10% road grades to look at and commented that to this time she had not seen them. Mr. Liston listed some streets, but said he will get some to her.

Mr. Rodolakis asked for discussion on drainage and infiltration systems.

Mr. Gordon read into the record the Sudbury Valley Trustees letter dated April 7, 2005.

Mr. Giblin commented that he is putting up a 20-foot easement buffer and where there is no easement, he will plant 100 trees, such as at the Zarette property. He said this will all be in the deeds to the homeowners.

Mr. Gordon asked that they look at the street names. Mr. Liston said they will look at all street names.

Mr. Liston commented that because there will be neighbors and abutters to the pump station, it will be built in a colonial style, so it is more aesthetically pleasing and there will be shrubs around it.

Mr. Gordon asked about the cul-de-sacs. Mr. Giblin reviewed the long mitigation process he went through to get the cul-de-sac, stating it involved discussions and negotiations with the Sewer Department, Highway Department, Parks and Recreation Department, and Engineering Department.

Stanely Trzoniec, 562 South Street, expressed concern for the pump station, and asked if it could be relocated. Mr. Liston explained that they looked at a number of areas. He said they have to put it in an area where they can service other homes most efficiently. He suggested that Mr. Trzoniec speak with Mr. Giblin about an appropriate buffer.

Rebecca Ahlfors, 180 Green Street, expressed the following concerns:

- 1) asked if they decided on a different method for water discharge. Mr. Liston explained the system and the extra catch basin to catch water from Green Street.
- 2) asked who's liable if they have a flooding problem;
- 3) expressed concern for increased traffic and said now she has seen speeding problems because of the "T".
- 4) asked if Green Street will get blocked at any point during construction. Mr. Giblin said they really can't determine that right now, and would know better after a pre-construction meeting with Engineering. Ms. Ahlfors commented that it would add 25 minutes to her commute time to work and said she would need to know this.

Scott Ladner, 515 South Street, asked about the sewer route.

Mr. Gordon continued the hearing to May 5, 2005, at 7:05 P.M.

**7:20 P.M. Hawthorne Green, Preliminary Subdivision
Informal Public Hearing
Location: Colonial Drive, east of Bridle Path
Decision Deadline: May 15, 2005**

Mr. Rodolakis abstained from the hearing due to possible conflict of interest. Attending the hearing were Joe Johnson – the developer, and Attorney Jack Collins. Attorney Collins submitted a letter asking for a continuance of the hearing to May 5, 2005 and gave the extension to the Planning Board for decision to June 15, 2005. They said they need added time to review Mr. Denoncourt's comments and other issues.

Mr. Gordon continued the hearing to May 5, 2005, at 7:10 P.M.

**7:35 P.M. Citizens Bank, Site Plan Approval
Public Hearing
Location: Route 9 and South Quinsigamond Avenue
Decision Deadline: 65 days from close of hearing**

Attending the hearing were Barrie Shore – White City Shopping Plaza; J. Lord; Kelly Killeen – Engineering Manager, Western Massachusetts, Coler and Colantonio; Todd Mosher – Site Development Coordinator, Greenberg Farrow Architects.

Mr. Killeen said there will be some demolition of the area, and there is 8300 sq. ft. of new building. He said there will be a new design of parking lay-out to accommodate Mass. Highway traffic flow. He said the proposal is to build a building for Citizens Bank, a restaurant called 'Noodles,' and a building for some future retail business.

Mr. Killeen said Citizens Bank will come off of the existing Strawberries' building, and said it's an existing use and they are not asking for any waivers.

Mr. Mosher said the building will basically be brick; it will have an ATM inside (in the wall); and there will be two 24-hour drive-thrus.

Mr. Naber expressed concern about having enough parking for Noodles in conjunction with Bugaboo. Mr. Killeen said they are proposing 116 seats in Noodles with 73 parking spaces required.

Mr. Shore commented that he felt this is a good use of the corner and it is being well developed.

Ms. Keohane suggested maybe putting something other than the wood slabs to hide the dumpster. She also expressed concern of the trucks maneuvering around the lot to make deliveries.

Mr. Rodolakis expressed concern if the buildings will be complimentary to each other and will look aesthetically pleasing. He said he would like to see some kind of elevation plan.

Mr. Gordon made the following comments:

- 1) They will need a Special Permit for the outside eating area;
- 2) expressed concern for trucks blocking lane;
- 3) expressed concern for traffic flow for the three lanes in back;
- 4) expressed concern for the number of dumpsters in the area – would like time to determine how many and where they are going to be;
- 5) Noted the comments from the Fire Chief via e-mail;
- 6) asked if they were using roof drains – Mr. Killeen said yes;
- 7) suggested more screening for the dumpster area;
- 8) asked if there would be landscaping in front of Strawberries – Mr. Shore said no;

Mr. Denoncourt commented:

- 1) They will need a Special Permit for the outside eating;
- 2) commented on maximum lot coverage

Mr. Gordon suggested maybe some off-site mitigation might be offered to the Town by Citizens Bank for more greenery in other parts of the Route 9 Lakeway District.

Mr. Gordon closed the hearing, with the Board making suggestions that they consider a little more green in landscaping and that they talk to Engineering regarding some mitigation.

**7:50 P.M. Kamco Supply Corporation of Boston, Site Plan Approval
Public Hearing
Location: 476 Hartford Turnpike**

Decision Deadline: 65 days from close of hearing

Mr. Naber commented that he is in the neighborhood of this project, but he is not a direct abutter.

Attending the hearing were Tim Paris – the engineer from Connorstone Engineering, Danny Caillo – Branch Manager from Kamco Supply, and Jack Walsh – from Kamco Supply.

Mr. Paris said they are proposing to remodel the interior of the existing building and put on an addition. He said it will be retail in the front of the building and mostly storage in back; they are proposing 33 parking spaces and five oversize vehicle spaces.

Mr. Paris said they will follow Stormwater Management standards. Mr. Caillo commented that the site has been all tested and cleaned up.

Mr. Paris said they addressed Mr. Denoncourt's letter and did some revisions to the plans. He said the curb cuts are fine the way they are and Mass. Highway is fine with them. He said the basic hours of operation will be 6:30 a.m. to 5:00 p.m. Monday thru Friday, and only opening on Saturday when really necessary. Mr. Caillo said the latest they have been open is about 9:00 p.m. and that is for trucks who are loading.

Mr. Caillo said he has met with neighbors onsite to explain the expansion and told people in back of the new part of the building that they would put anything they want to buffer the building. He said he also plans to repair and replace the fence all the way around the whole site.

Mr. Gordon commented as follows:

- 1) that they should do a maintenance log available to Engineering;
- 2) note snow storage areas on the revised plans;
- 3) suggested looking at maybe putting mulch or something else where the grass plot is along Route 20.

Mr. Gordon continued the hearing to May 7, 2005, at 7:15 P.M.

**8:05 P.M. Cosmopolitan Estates, Definitive Subdivision
Public Hearing
Location: Old Mill Road, east of Elm Street
Decision Deadline: Tuesday, June 14, 2005**

Attending the hearing was Jeff Howland – the engineer from Graves Engineering.

Mr. Howland said they are proposing three lots – one lot is existing, and there are two new lots being proposed. He said they are proposing to call the street, "Clark Way," for the former owner of the property. He said there will be a correction made to the waiver request for a pavement width of 26 feet.

Mr. Howland commented they looked into sewer with the Sewer Superintendent and the Town Engineer and they said no; so they will be doing septic at the two lots.

Mr. Gordon reviewed the waivers as listed on the plan, and said there is also one for a request for slope granite curbing.

Mr. Gordon officially closed the hearing and asked them to make the additional waiver request for the curbing.

8:20 P.M. Proposed Zoning Changes, May Annual Town Meeting

The Board reviewed and made recommendation for Annual Town Meeting, for Articles 15, 16, 17, & 18.

Article 15 – Mr. Deononcourt said this article was rejected by the Attorney General because of uniformity last year. The Board voted to recommend this article.

Article 16 – The Board voted to recommend approving this article as written.

Article 17 – Chief LaFlamme expressed concern for the buildings being 20 feet apart, stating that he would want them sprinklered. After discussions, the Board voted that they would recommend to approve the article with amendment that the units be sprinklered.

Article 18 – The Board voted to recommend approving this article as written.

4. New Business

a. Requests for Zoning Change, Route 20 @ Walnut Street

The Board agreed to send the same letter as the one sent to Joe Farrell, and submit this request to the Master Plan Implementation Committee.

b. Discussed Update of Planning Board Filing and Inspection Fees

The Board agreed that Mr. Denoncourt should do a survey of other Town fees and then propose new fees at the May meeting to be voted at the June meeting.

5. Old Business

a. Boston Hill Access Driveway

Both Mr. Charles Sanderson and his lawyer were unable to attend this meeting, but will attend the May meeting on May 5, 2005.

5. Old Business (Cont'd)

b. Discussed/Signed Decision for Grand View, Definitive Subdivision

The Board voted to allow Mr. Gordon to sign the Decision for Grand View Definitive Subdivision Plan as written. Ms. Myers abstained from vote as she did not attend the hearing.

c. Ternberry Subdivision, Release and Discharge

Mr. Rodolakis abstained from the discussion due to possible conflict of interest. Mr. Naber expressed concern for the ball field that has flooding problems. Mr. Denoncourt commented that something else could be put there. The Board (except for Mr. Rodolakis) voted to allow Mr. Gordon to sign Release and Discharge.

6. Correspondence

The meeting adjourned at 11:00 P.M.

Respectfully Submitted,

Annette W. Rebovich